176.0	0003	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	604,400 / 604,400
					USE VALUE:	604,400 / 604,400
					ASSESSED:	604,400 / 604,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		WILLIAMS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MORONEY THOMAS/ETAL
Owner 2:	MORONEY MARGARET S
Owner 3:	
Street 1:	43 WILLIAMS STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 3,683 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1915, having primarily Clapboard Exterior and 1320 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3683.000	233,100		371,300	604,400
Total Card	0.085	233,100		371,300	604,400
Total Parcel	0.085	233,100		371,300	604,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 457.88 | /Parcel: 457.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	118125
GIS Ref	
GIS Ref	
Insp Date	09/08/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 176.0-0003-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	233,100	0	3,683.	371,300	604,400	604,400	Year End Roll	12/18/2019
2019	101	FV	195,200	0	3,683.	366,000	561,200	561,200	Year End Roll	1/3/2019
2018	101	FV	199,700	0	3,683.	281,200	480,900	480,900	Year End Roll	12/20/2017
2017	101	FV	199,700	0	3,683.	265,200	464,900	464,900	Year End Roll	1/3/2017
2016	101	FV	199,700	0	3,683.	244,000	443,700	443,700	Year End	1/4/2016
2015	101	FV	188,800	0	3,683.	228,100	416,900	416,900	Year End Roll	12/11/2014
2014	101	FV	188,800	0	3,683.	210,100	398,900	398,900	Year End Roll	12/16/2013
2013	101	FV	188,800	0	3,683.	210,100	398,900	398,900		12/13/2012

!13735!

PRINT

Date	Time
12/11/20	03:39:01

LAST REV

Date	Time
10/02/18	15:12:57
mmcmakin	
13735	

USER DEFINED

Prior Id # 1:	118125
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O`NEAL ROBERT D	24778-499		8/15/1994		178,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2018	MEAS&NOTICE	HS	Hanne S
3/18/2009	Inspected	372	PATRIOT
12/18/2008	Measured	372	PATRIOT
2/28/2000	Inspected	276	PATRIOT
12/30/1999	Mailer Sent		
12/22/1999	Measured	243	PATRIOT
7/16/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3683		Sq. Ft.	Site		0	70.	1.44	6									371,344						371,300	

Total AC/HA: 0.08455 | Total SF/SM: 3683 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 371,344 | Spl Credit | Total: 371,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	1 - Wood Shingl	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	167.063
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	337757
Depreciation:	104705
Depreciated Total:	233053

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

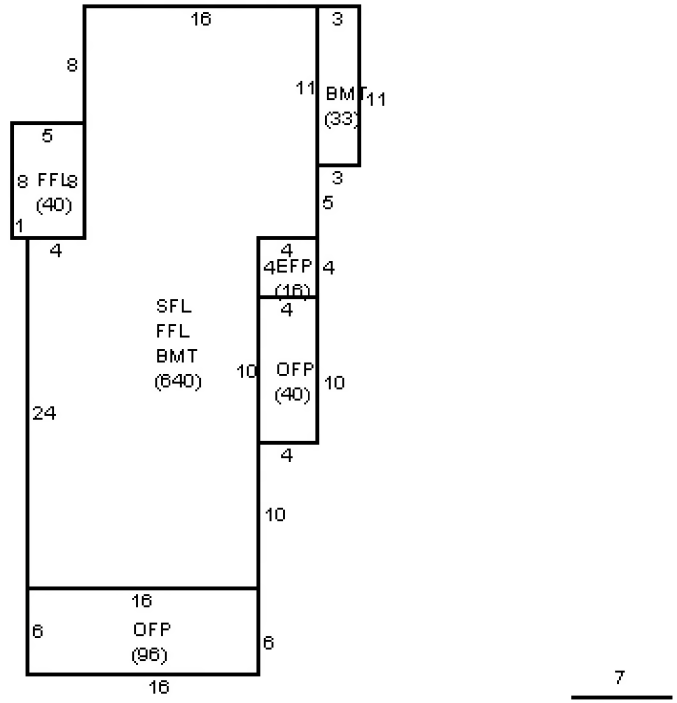
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	167.06
Special Features:	0	Val/Su Net:	108.67
Final Total:	233100	Val/Su SzAd	176.59

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	680	167.060	113,603
BMT	Basement	673	50.120	33,730
SFL	Second Floor	640	167.060	106,920
OFP	Open Porch	136	28.350	3,855
EFP	Enclos Porch	16	71.870	1,150

Net Sketched Area:	2,145			Total:	259,258
Size Ad	1320	Gross Are	2145	FinArea	1320

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

176.0-0003-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	